

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Survey No. <sup>B</sup>4664

### 1. Name

Historic 1600-1622 North Bethel Street  
and / common

### 2. Location

street & number 1600-1622 North Bethel Street  
city, town Baltimore  
state & zip code Maryland 21205 county

### 3. Classification

#### Category

☐ district  
☒ building(s)  
☐ structure  
☐ site  
☐ object

#### Ownership

☐ public  
☒ private  
☐ both

#### Public Acquisition

☐ in process  
☐ being considered  
☐ not applicable

#### Status

☒ occupied  
☐ unoccupied  
☐ work in progress

#### Accessible

☒ yes: restricted  
☐ yes: unrestricted  
☐ no

#### Present Use

☐ agriculture  
☐ commercial  
☐ educational  
☐ entertainment  
☐ government  
☐ industrial  
☐ military  
☐ museum  
☐ park  
☒ private residence  
☐ religious  
☐ scientific  
☐ transportation  
☐ other:

### 4. Owner of Property

name  
street & number telephone  
city, town state & zip code

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
depository for survey records  
city, town state & zip code

## 7. Description

**Condition**

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

**Check One**

☐ unaltered  
☒ altered

**Check One**

☒ original site  
☐ moved:  
date of move: \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of twelve two-story, two-bay wide late Italianate-style brick houses (nine of which remain) with shed roofs and sheet metal and stepped brick cornices were built in 1892 by John W. Hoffbacker, a prolific builder of working class houses in East Baltimore. Most of the houses retain their original brick facades, which were originally painted and striped. The basement area was also originally painted white, in imitation of the marble used on more expensive houses. After the use of wood was outlawed for cornices in 1892, sheet metal and stepped-back bricks became one of the more popular alternatives, especially for inexpensive housing. This decorative brickwork, represents a vernacular translation of high-style Queen Anne designs first seen in Baltimore c. 1880.

The houses are two stories in height, 12' 6" wide, and occupy lots 75' deep. Each house is three small rooms deep and there is no back building. The houses are constructed in running bond and were originally painted and striped, with the basement area painted white in imitation of marble. Each house has a single hooded chimney located near the front and rear of the house. The shed roof is capped by a sheet metal cornice set above a frieze created by four rows of progressively recessed stretchers framed by six rows of slightly projecting, yet progressively recessed stretchers, set atop a slightly projecting frieze area of three rows of stretchers.

The door and window openings have segmentally arched brick lintels, with scroll-sawn tympanums. The sills are wood. The doorways have single light transoms but no original doors survive. Most sash are 1/1. The houses sit on fairly low basements lit by a three-light sash, set beneath a double-header segmental arch. Each front door is reached by three or four concrete or brick steps.

### 3. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

**Specific dates** 1892

**Builder/Architect** John W. Hoffacker

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant as representing a very plain type of small street house that was constructed to serve as rental housing for the working class residents of the area, most of whom were German at the time of construction. The houses were built by John W. Hoffacker, a well-known East Baltimore builder, according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,300 to \$1,400; small street houses for \$450 to \$600.

In this particular case Hoffacker sold these houses on Bethel St. for \$450 (with a \$37.50 ground rent) to a mix of both German owner-occupants and other investors who then found tenants for their houses. The houses on Lansing St., built the same year by Steptoe Hutt and with more elaborate exterior stylings, sold for \$600, also to a mix of owner-occupants and investors.

## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date June 2000

street & number 1306 Carrollton Ave.

telephone

city, town Baltimore

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

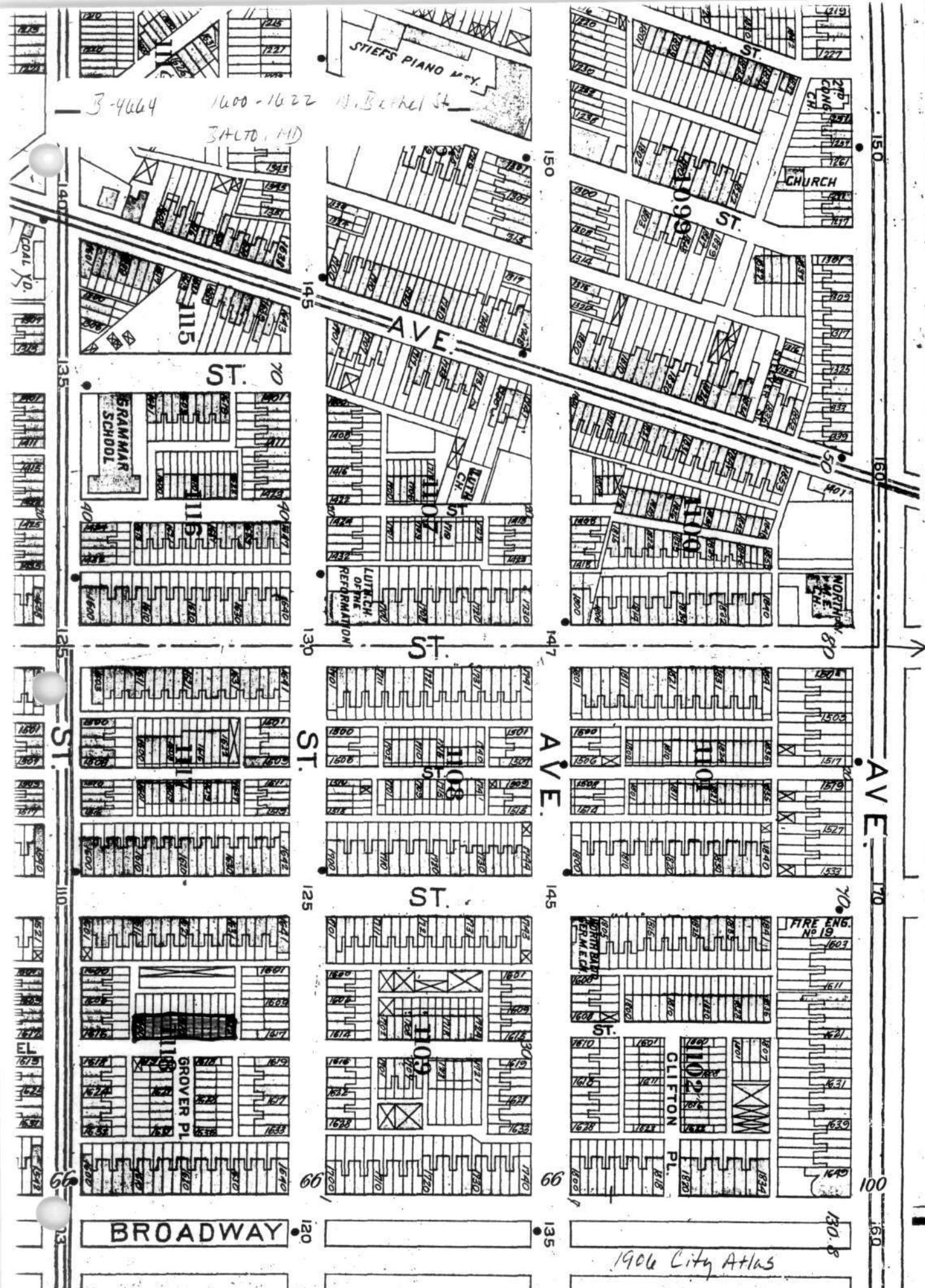
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:  
DHCP/DHCD  
Maryland Historical Trust  
100 Community Place  
Crownsville MD 21032-2023

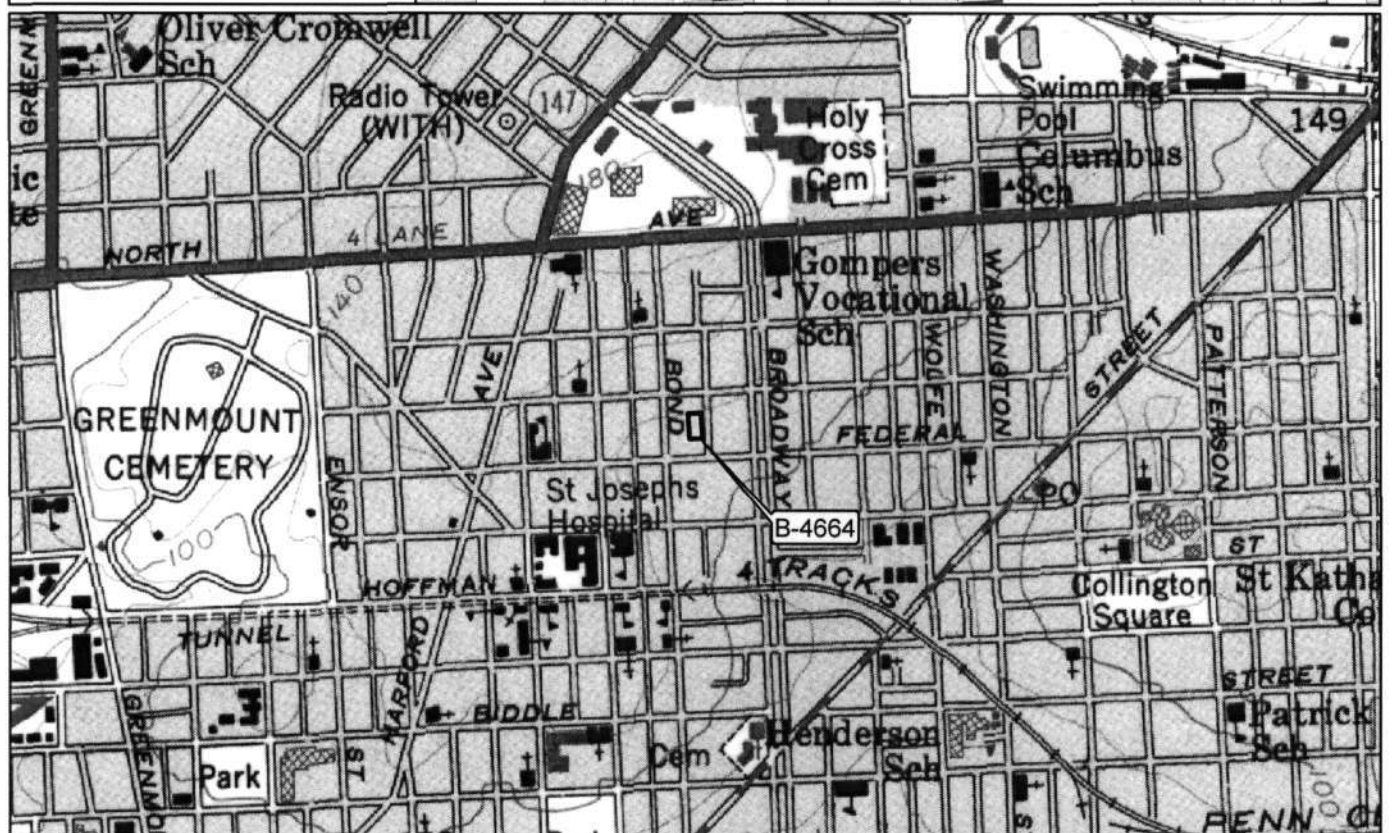
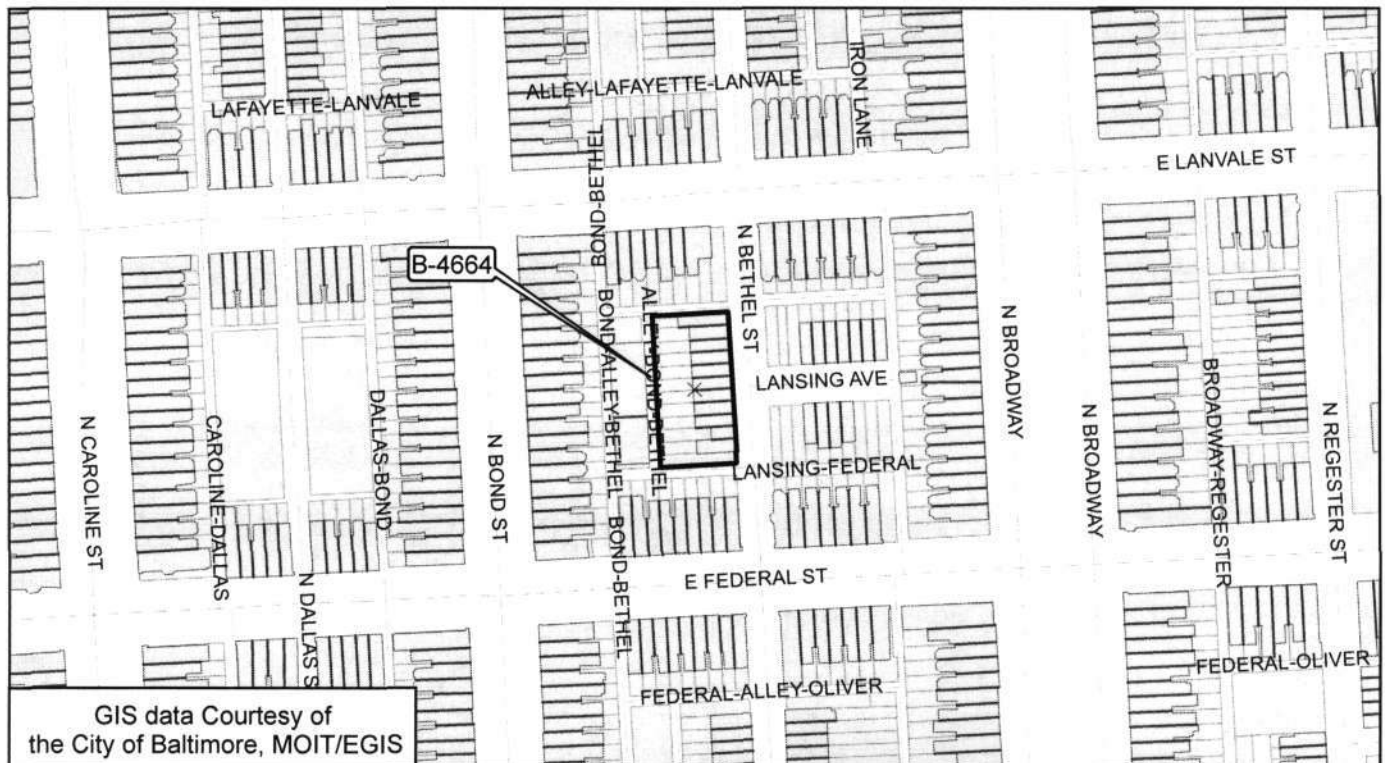


N 1906 City Atlas

# PLATE 9



## 1600 Demolished





1600 Bethel Ws 1600-1622

W4

80

[03]029 0211 ~ N ~ 32

B-4664

1600-1622 N. Bethel St.

BALTO. MD.

W. Nield

11/96

MD SAPO

112





1616-1618 Bethel

B-4664

1616-1618 N. Bethel St.

BALTO, MD

W. Nield

11/96

16D

[053]115 0211 H N H 12 2/2